BILL GARRETT, Davidson County
Trans:T20160093314 DEEDWARR
Recvd: 10/21/16 15:26 3 pgs
Fees:18.00 Taxes:832.50
20161021-0111717

THIS INSTRUMENT WAS PREPARED BY:
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Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Dennis Arnold and wife, Kathy Arnold 408 General George Patton Road Nashville, Tennessee 37221	New Owner(s)	142-09-0F-408.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RAYMOND P. HAHN, JR., CO-TRUSTEE OF THE RAYMOND P. HAHN REVOCABLE TRUST DATED AUGUST 4, 2016 ("Grantor"), has bargained and sold, and by these present, transfer and convey unto DENNIS ARNOLD and wife, KATHY ARNOLD, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, their complete interests in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

UNIT No. 408, together with the Carport designated No. 408-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516, and 517, Register's Office for Davidson County, Tennessee, as described in a Master Deed recorded in Book 7417, pages 396, et. seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this description by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Register's Office for said County.

BEING the same property conveyed to Raymond P. Hahn and Raymond P. Hahn, Jr., Co-Trustees of the Raymond P. Hahn Revocable Trust dated August 4, 2016, by deed from Raymond P. Hahn, of record as Instrument No. 20160808-0082329, said Register's Office. Pursuant to the terms of the Raymond P. Hahn Revocable Trust dated August 4, 2016, the signature of one (1) Co-Trustee is sufficient to act on behalf of said trust, without the need for consultation or consent by the remaining named Co-Trustee then serving. Being further the same property conveyed to Raymond P. Hahn and wife, Frankie B. Hahn, by deed of record in Book 7527, page 89, said Register's Office. Said Frankie B. Hahn having since passed away, leaving the property vested in Raymond P. Hahn as surviving tenant by the entirety.

The Subject Property is improved property known as 408 General George Patton Road, Nashville, Davidson County, Tennessee 37221. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, their successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 12th day of October, 2016.

GRANTOR:

RAYMOND P. HAHN REVOCABLE
TRUST dated August 4, 2016

By: _____
Raymond P. Hahn, Jr., Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Raymond P. Hahn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee (or other officer authorized to execute the instrument) of the RAYMOND P. HAHN REVOCABLE TRUST dated August 4, 2016, the within named bargainor, a trust created pursuant to the internal laws of the State of Tennessee, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as its Co-Trustee.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 12 day of October, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00).

DENNIS ARNOLD

Sworn to and subscribed before me, this 19 day of October, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017